

SAND HILL PROPERTY COMPANY

PROJECT DESCRIPTION

RETAIL USE

This project seeks to vitalize the streetscape of El Camino Real by creating a bustling, pedestrian rich retail center in place of a car dealership. This 4.94-acre site will contain 53,071 SF of retail area, split between two major tenant spaces with separated pedestrian walkway links to El Camino Real. Both the main and the secondary entry driveways will receive colored and textured pavement. The majority of the parking will be placed at the center of the site and shared between the major occupants efficiently. Pedestrian scale wall trellises, lighting fixtures, striped architectural bands with vibrant colors and the building corner tower elements will effectively break down the building scale. Functional public art will be displayed and landscaping will surround the site and wrap its way around the buildings, including 137 new trees planted on the site.

A final feature of note is the orientation of the major tenant spaces at the rear of the site. This portion of the shopping center is designed to provide a visual barrier and noise buffer between El Camino Real and the existing single-family residences behind. A dense area of landscaping 40 feet deep will stretch across the expanse between the two buildings in order to reinforce the barrier concept. The carefully detailed and visually sensitive design of these rear facades will be a welcome change of view from the large parking lot and line of site to El Camino Real that these residents once shared. In addition a very generous landscape setback has been provided that offers adequate distance from the buildings to the residences and ensures that no unwanted pedestrian or vehicular traffic will stray to that area.

All of these features combine to make this development a lively shopping experience that welcomes pedestrians and local residents. The quality of the area and of the El Camino Real streetscape will be thoroughly enriched.

It is the intent of this letter to justify the following issue in regards to this project:

The proposed height of the buildings located at the rear of the site, which are adjacent to residential uses, is 30' with a 20' landscape buffer provided.

In regards to the issue, we hosted two neighborhood meetings and found that the layout of our buildings was well received by the homeowners to the south. Also, the generous 20' heavily landscaped barrier will ensure that no unwanted pedestrian or vehicular traffic will enter that buffer zone.

With ten of the fourteen houses to the rear of the site being 2-story, we feel that our choice to increase the building height to 30' is appropriate. Only two of the 1-story houses are located next to our buildings and the other two adjoin open space.

Our neighbors expressed their desire to have unwanted existing trees removed and a variety of new evergreen screening trees densely planted, and we complied. The planting of lush trees and the creation of a visually sensitive elevation will provide a pleasing visual and noise buffer from the commotion of El Camino Real, giving the residents a new sense of serenity.

We strongly feel that this project has been designed with the utmost consideration for the adjacent uses while providing a lively, pleasant shopping experience. This development will revitalize the surrounding neighborhood and bring some much-desired energy to the El Camino Real.